



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

April 15, 2021

David C. Landsman, PE, Prof. LS
CAS Engineering-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036

Re: **4635 Dexter Street, NW -Lot 0007, Square 1381, Wesley Heights - Zoning Determination**

Dear Mr. Landsman,

This letter will confirm the substance of the PDRM with my staff on April 6, 2021. As presented during the meeting, the site currently contains a single family house on a record lot in the R-14 Zone (Wesley Heights). The project proposes to retain the existing dwelling, rebuild an attached retaining wall and elevated lawn area, and build a new pool house attached to the main house by retaining walls greater than 4-feet in height (structure). As was discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as follows:

Applicable Zoning Criteria Analysis

Criteria	DCMR Reference	Allow./Req.	Provided
Lot Frontage	11C DCMR 303	56.25 feet	90.47 feet
Lot Dim.	11D DCMR 802.1 (area and width)	7,500 sf 75 feet	20,439 sf >90.47 feet
Gross Floor Area	11D DCMR 802.2	2,000 + 40% lot area	<10,176 sf (maximum allowed)

Gross floor area includes basement or cellar floor area where floor-to-ceiling height is 6'-6" or greater, up to five times the fenestration (windows/exterior door openings) for the basement or cellar floor. First 200 square feet of a porch and 600 square feet of a garage do not count towards the gross floor area. Gross floor area would include the connected pool house addition but not the open terrace/elevated lawn platform areas as these do not qualify under the definition of gross floor area.

Building Height	11D DCMR 803.1	40 feet 3 stories	<40 feet 3 stories with cellar
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Lot Occ.	11D DCMR 804.1	30%	29.9%
At grade patios, fences, driveways, pools, etc. do not count. House footprint, covered patios/porches, elevated (>4' above grade) patios/terraces, additions, etc. count. <u>Terraces and retaining wall elevated areas connected to the house (>4' above grade) count as part of the main structure.</u>			

Front Setback	11D DCMR 805	42 ft.	Existing building front to remain.
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The front yard setback requirement is not applicable to this project for a rear addition and no additions or modifications to the front building façade.

Criteria	DCMR Reference	Allow./Req.	Provided
Rear Yard	11D DCMR 806	25 ft.	55.1 ft.
The rear yard dimension is to the structural terraces/pool house addition connected to the houses, >4' above grade.			
Side Yard	11D DCMR 807	8 ft.	8.3 ft., 8.7 ft.
Pervious Surface	11D DCMR 808	50% min.	52.9%
Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.			

Use of New Pool House:

The project contemplates a possible accessory apartment within the new pool house. Pursuant to 11U DCMR 253.7, an accessory apartment in the main building must meet the following criteria:

Accessory Apartment

Main building minimum gross floor area = 2,000 sq. ft. (11U DCMR 253.7(a)) ;Accessory building may not occupy more than 35% of the gross floor area of the house (11U DCMR 253.7(b))

If an additional entrance to the house is created, it shall not be located on a wall of the house that faces a street if accessing the accessory apartment (11U DCMR 253.7(c)).

If not a separate dwelling:

If the accessory apartment provisions are not met as outlined above, a Dwelling Unit Covenant confirming that the space **will not be a separate dwelling unit**, will apply and is required to be executed and recorded on the property. Further, the pool house may not have a stove unless the area is designed/permitted as an accessory apartment.

I have reviewed the attached Building Permit Site and Grading Plan and Building Plat, and concur that the project complies with the applicable Zoning Regulations for the R-14 Zone. Accordingly, when the building permits are filed for, I will approve permits for this property if consistent with the above presented zoning criteria and compliance information.

Please let me know if you have any further questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments – Building Permit Site and Grading Plan dated 3-31-21
Building Plat dated 3-9-21

Zoning Technician: Shawn Gibbs

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re 4635 Dexter St NW to Landsman 4-15-21